

**ZB# 85-16**

**Carlos Gruini**

**17-4-14**

# 85-16. Grinnell Cnlos -

Prelim. meeting:

April 8, 1985 -

Public Hearing:

5/13/85.

Area variance  
5/13/85 approved

file

**General Receipt** 6507

**TOWN OF NEW WINDSOR**  
 555 Union Avenue  
 New Windsor, N. Y. 12550

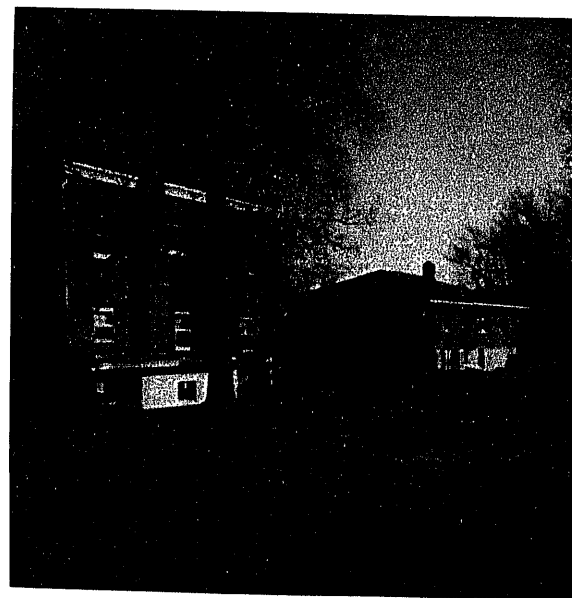
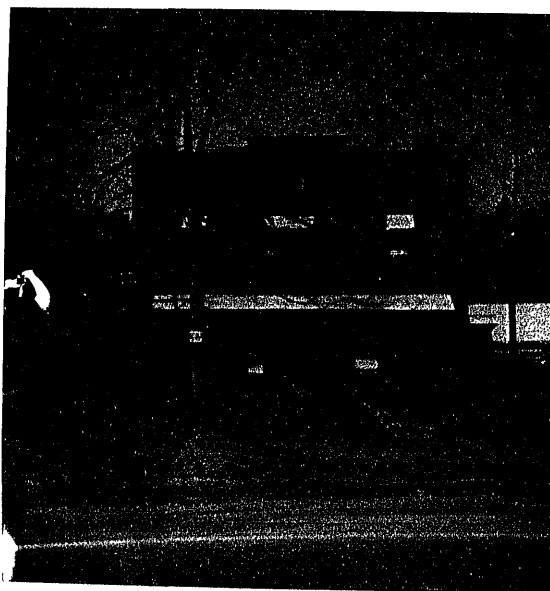
Received of Carlos Gruni May 7 19 85  
Twenty Five and 00/100 \$ 25.00  
 For Z.B.A. Application Fee 85-16 DOLLARS

DISTRIBUTION:

FUND	CODE	AMOUNT
Check # 25.00		
# 859		

By Pauline G. Townsend  
Town Clerk  
 Title

Williamson Law Book Co., Rochester, N. Y. 14609



From north property  
 line - rear of Bldg's.





NEW WINDSOR ZONING BOARD OF APPEALS

In the Matter of the Application of  
CARLOS GRUINI & CARMEN GRUINI

DECISION GRANTING  
AREA VARIANCE

#85-16.

WHEREAS, CARLOS & CARMEN GRUINI, of 261 Route 9W, New Windsor, New York, have made application before the Zoning Board of Appeals for area variances for the purpose of:

Subdivision of lands, creating a lot with less than the required side yards and lot width.

WHEREAS, a public hearing was held on the 13th day of May, 1985 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the applicant appeared by his land surveyor, Elias D. Grevas, L.S. of 33 Quassaick Avenue, New Windsor, N. Y.; and

WHEREAS, the application was unopposed; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings of fact in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.

2. The evidence shows that, due to the position of the buildings on the property, which were pre-existing non-conforming uses, it is not possible to subdivide the property without the requested variances.

WHEREAS, the Zoning Board of Appeals makes the following findings of law in this matter:

1. The evidence shows that the applicant will encounter practical difficulty if the area variance requested is not granted.

2. The proposed variance will not result in substantial detriment to adjoining properties and change the character of the neighborhood.

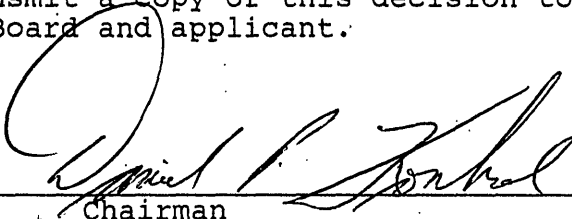
NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANTS the application for area variances as requested at the public hearing of 5/13/85 in accordance with plans submitted and dated 3/28/85.

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant.

Dated: June 10, 1985.

  
Chairman

cc: Elias D. Grevas, L. S.

TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

# 85-16

Date: 3 May 1985

- I. Applicant Information: Carlo Gruini & Carmen Mary Gruini
- (a) 261 Route 9W, New Windsor, N.Y. 12550 (914) 561-7862  
(Name, address and phone of Applicant) (Owner)
- (b) \_\_\_\_\_  
(Name, address and phone of purchaser or lessee)
- (c) \_\_\_\_\_  
(Name, address and phone of attorney)
- (d) \_\_\_\_\_  
(Name, address and phone of broker)

II. Application type:

- ☐ Use Variance ☐ Sign Variance
- ☒ Area Variance ☐ Special Permit

III. Property Information:

- (a) R-4 261 Route 9W, New Windsor 17/4/14 1.00±Ac  
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? PI
- (c) Is a pending sale or lease subject to ZBA approval of this application? Yes
- (d) When was property purchased by present owner? 6 June 1977
- (e) Has property been subdivided previously? No When? \_\_\_\_\_
- (f) Has property been subject of variance or special permit previously? No When? \_\_\_\_\_
- (g) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? No
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: storage shed (yard tools)  
lot 2

IV. Use Variance:

- (a) Use Variance requested from New Windsor Zoning Local Law, Section 48-12, Table of Bulk Regs., Col 5 & 7, to allow:  
(Describe proposal) Subdivide Property, sell lot No. 1;  
lot one would have less than the required lot width  
and side yards, due to position of buildings on the  
property.

- (b) The legal standard for a "Use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

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V. Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section 48-2, Table of Bulk Regs., Cols 5 & 7.

Requirements	Lot No 2 Proposed or Available	Variance Request
Min. Lot Area <u>15,000 SF</u>	<u>17,748 SF</u>	<u>0</u>
Min. Lot Width <u>100'</u>	<u>59.3'</u>	<u>40.70'</u>
Reqd. Front Yd. <u>35'</u>	<u>*** 21.9'</u>	<u>0' / 14.4'</u>
Reqd. Side Yd. <u>15' / 30'</u>	<u>15.6' / 15.6'</u>	<u>0</u>
Reqd. Rear Yd. <u>40'</u>	<u>210' ±</u>	<u>0</u>
Reqd. Street Frontage* <u>60'</u>	<u>60'</u>	<u>0'</u>
Max. Bldg. Hgt. <u>2 1/2 stories</u>	<u>2 stories</u>	<u>0</u>
Min. Floor Area* <u>1,000 SF</u>	<u>2,220 SF</u>	<u>0 SF</u>
Dev. Coverage* <u>30 %</u>	<u>13 %</u>	<u>0 %</u>
Floor Area Ratio**		

\* Residential Districts only

\*\*\* Existing condition

\*\* Non-residential districts only

- (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also, set forth any efforts you have made to alleviate the difficulty other than this application.

Due to the position of the buildings on the property (in place prior to Town Zoning), it is not possible to subdivide the property without the requested variances. At present, there are two uses on one property. The subdivision, with the variances, would provide at present Zoning Requirements, one conforming lot, which is not now the situation.

VI. Sign Variance:

- (a) Variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_.

	Requirements	Proposed or Available	Variance Request
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
Sign 5	_____	_____	_____
Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.



- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

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- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

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VII. Special Permit:

- (a) Special Permit requested under New Windsor Zoning Local Law, Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_.

- (b) Describe in detail the use and structures proposed for the special permit.

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VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

No changes in the appearance of this long-existing property configuration are contemplated, to our knowledge.

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IX. Attachments required:

- ☒ Copy of letter of referral from Bldg./Zoning Inspector.
- ☒ Copy of tax map showing adjacent properties.
- ☒ Copy of contract of sale, lease or franchise agreement.
- ☒ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
- ☒ Copy(ies) of sign(s) with dimensions.
- ☒ Check in the amount of \$ 25 payable to TOWN OF NEW WINDSOR.
- ☒ Photos of existing premises which show all present signs and landscaping.

X. AFFIDAVIT

Date 3 May 1985

STATE OF NEW YORK )  
COUNTY OF ORANGE ) SS.:

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

Sworn to before me this

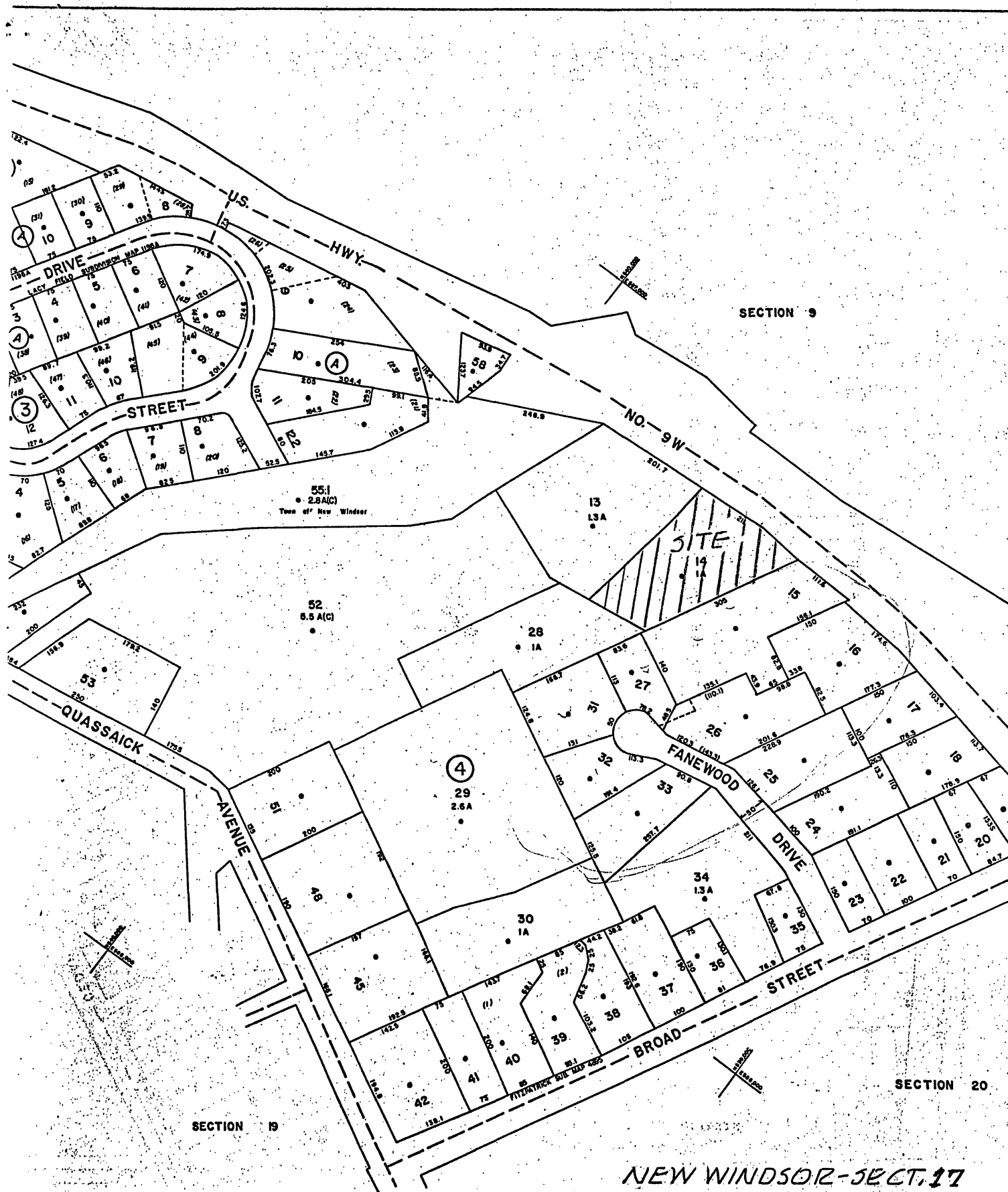
3rd day of May, 1985.

Carlo Gruni  
(Applicant)  
Ronald Brown  
DONALD BROWN  
Notary Public, State of New York  
Residing in the County of  
Orange, New York, on March 28, 1985

XI. ZBA Action:

- (a) Public Hearing date \_\_\_\_\_.
- (b) Variance is \_\_\_\_\_.
- Special Permit is \_\_\_\_\_.
- (c) Conditions and safeguards: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

A FORMAL DECISION WILL FOLLOW  
WHICH WILL BE ADOPTED BY  
RESOLUTION OF ZONING BOARD OF APPEALS.



NEW WINDSOR-SECT. 17

LEGEND			
LINE	TAX MAP BLOCK NO.	FILED PLAN BLOCK NO.	
---	32	111	
---	TAX MAP PARCEL NO.	FILED PLAN LOT NO.	
---	AREAS (Feet) 11.1A, (Circled) 11.6A(C)	STATE HIGHWAYS	N.Y. STATE MAP NO. 17
---	DIMENSIONS (Feet) 66 (Street) 75	COUNTY HIGHWAYS	COUNTY MAP NO. 4
---		TOWN ROADS	1704 75'

# ORANGE COUNTY~NEW YORK

Photo No: 14-30,31,32 Date of Map: 8-24-67  
 Date of Photo: 3-1-65 Date of Revision: 8-1-84  
 Scale: 1" = 100'

TO

PAT

**PUBLIC NOTICE OF HEARING  
BEFORE  
ZONING BOARD OF APPEALS  
TOWN OF NEW WINDSOR**

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York will hold a Public Hearing pursuant to Section 48-34A of the Zoning Ordinance on the following proposition:

Appeal No. 16  
Request of Carlo Gruini & Carmen Mary Gruini for a VARIANCE of the regulations of the Zoning Ordinance to permit Subdivision of lands, creating a lot with less than the required side yards and lot width being a VARIANCE of Section 48-12, Bulk Regulations, Part I for property situated as follows:  
West side of Route 9W, 700 ft. north of Broad Street Town of New Windsor.

SAID HEARING will take place on the 13th day of May, 1985, at the New Windsor Town Hall, 555 Union Avenue, New Windsor, N.Y. beginning at 7:30 o'clock p.m.

Daniel P. Konkol  
Chairman  
By: Patricia Delio, Secretary

State of New York  
County of Orange, ss:

Everett W. Smith, being duly sworn  
disposes and says that he is  
Publisher of the E.W. Smith  
Publishing Company, Inc. publisher  
of The Sentinel, a weekly newspaper  
published and of general circulation  
in the Town of New Windsor, and that  
the notice of which the annexed is  
a true copy was published ONCE  
in said newspaper, commencing on  
the 2nd day of MAY A.D., 1985  
and ending on the 2nd day of MAY  
A.D. 1985

Subscribed and shown to before me  
this 30th day of May, 1985.

Patricia Delio  
Notary Public of the State of New York  
County of Orange.

My commission expires 3/30/87.

PATRICIA DELIO  
NOTARY PUBLIC, State of New York  
No. 5970776  
Qualified in Orange County  
Commission Expires March 30, 1987

85-16 - Gruni, Carlos 5/13/85 P.H.

Name:

Address:

Ernest A. Signardo

12 Fanewood Dr.

HUGO DUBALDI 245 RD 9W

no objections

#85-16

TOWN OF NEW WINDSOR  
ORANGE COUNTY, N. Y.  
OFFICE OF ZONING - BUILDING INSPECTOR

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No. .... Date April 17, 1985

To Carlo Gruini & Carmen Mary Gruini  
261 Route 9W  
New Windsor, N.Y. 12550

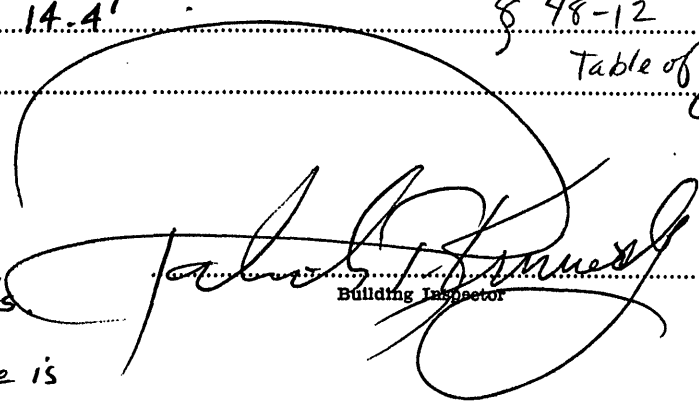
PLEASE TAKE NOTICE that your application dated March 28, 1985  
for permit to Subdivide land into two parcels  
at the premises located at 261 Rte 9W Tax Map Section 17,  
Block 4, Lot 14

is returned herewith and disapproved on the following grounds:

Lot # 2 requires Lot width variance of 40.7' Total  
side yard variance of 14.4' § 48-12

Table of Buldc. Regs.  
Cols. - 5 & 7

Note: This subdivision will be  
putting Two existing  
structures on their own lots.  
Also the existing structure is  
a pre-existing non conforming  
multiple Dwelling

  
Building Inspector

PUBLIC NOTICE OF HEARING BEFORE  
ZONING BOARD OF APPEALS  
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York will hold a Public Hearing pursuant to Section 48-34A of the Zoning Ordinance on the following proposition:

Appeal No. 16

Request of Carlo Gruini & Carmen Mary Gruini

for a VARIANCE ~~SPECIAL PERMIT~~ of  
the regulations of the Zoning Ordinance to  
permit Subdivision of lands, creating a lot with less  
than the required side yards and lot width.

being a VARIANCE ~~SPECIAL PERMIT~~ of

Section 48-12, Bulk Regulations, Part I

for property situated as follows:

West side of Route 9W, 700ft. north of Broad Street.  
Town of New Windsor.

SAID HEARING will take place on the 13th day of  
May, 19 85, at the New Windsor Town Hall,  
555 Union Avenue, New Windsor, N. Y. beginning at  
7:30 o'clock P. M.

Daniel P. Konkol  
Chairman

By: Patricia Delio, Secretary

INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD  
TOWN BUILDING/ZONING OFFICE

FROM: ZONING BOARD OF APPEALS

RE: PUBLIC HEARINGS BEFORE THE ZBA - May 13, 1985

DATE: May 7, 1985

Please be advised that the following public hearing(s) will be heard before the Zoning Board of Appeals on the above date:

GRUINI, CARLOS - AREA VARIANCES

MOWERY, JOHANNA - AREA VARIANCES

I have attached copies of the pertinent applications together with public hearing notices which appeared in The Sentinel.

Patricia Delio,  
Secretary to ZBA

/pd

Attachment





Louis Heimbach  
County Executive

**Department of Planning  
& Development**

124 Main Street  
Goshen, New York 10924  
(914) 294-5151

**Peter Garrison, Commissioner**  
**Richard S. DeTurk, Deputy Commissioner**  
**Paul Costanzo, Director of Community Development**

May 21, 1985

Mr. Daniel P. Konkol, Chairman  
New Windsor Zoning Board of Appeals  
555 Union Avenue  
New Windsor, N.Y. 12550

Re: Area Variance, Carlo & Carmen Gruini  
U.S. Rt. 9W  
Our File No. NWT 9-85-M

Dear Mr. Konkol:

In accordance with Section 239, Paragraphs l and m of the General Municipal Law, the variance application cited above was reviewed by this Agency.

The requested variances if implemented will be insignificant to County and State-owned facilities. For this reason, County Planning Department approval is hereby granted.

If there are any questions, don't hesitate to call.

Very truly yours,

Peter Garrison  
Commissioner of Planning &  
Development

Reviewed by Fred H. Budde  
Fred H. Budde  
Planner

RECEIVED  
ATTORNEY'S OFFICE  
TOWN OF NEW WINDSOR

PG:oor

MAY 22 1985

BY: Patricia Delis



# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK

May 14, 1985

1763

ELIAS D. GREVAS, L.S.  
33 Quassaick Avenue  
New Windsor, N. Y. 12550

RE: APPLICATION OF GRUINI, CARLOS - #85-16

Dear Lou:

This is to confirm that the above application was Granted at the May 13, 1985 public hearing held before the New Windsor ZBA.

Formal decision will be drafted and acted upon at a later date.  
You will be receiving a copy by return mail.

Very truly yours,

A handwritten signature in cursive script that reads "Patricia Delio".

PATRICIA DELIO, SECRETARY  
New Windsor ZBA

/pd

cc: Town Planning Board  
Acting Building/Zoning Officer Cuomo



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK

April 22, 1985

Elias D. Grevas L.S.  
33 Quassaick Ave.  
New Windsor, N.Y.

29.

RE: 17-4-14

Dear Mr. Grevas:

According to my records, the attached list of property owners are within five hundred (500) feet of the above mentioned property.

The charge for this service is \$45.00. Please remit same to the Town Clerk, Town of New Windsor.

Very truly yours,

CHRISTIAN E. JAHRLING IAO  
SOLE ASSESSOR  
Town of New Windsor



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK

Maldari John Thomas  
202 Spook Rock Rd  
Suffern NY 10901

✓ Sidoli Gino D & Ersilia A  
249 Rt 9W South  
New Windsor NY 12550

✓ Dubaldi Hugo & Louise  
245 Route 9W  
New Windsor NY 12550

✓ Johnson Lester K & Carmella  
2 Broad Street  
New Windsor NY 12550

✓ Antonacci Leo P & Lucretia M  
4 Broad Street  
New Windsor NY 12550

✓ Maurice Elaine P  
6 Broad Street  
New Windsor NY 12550

✓ Burke Roy & Myrtle A  
8 Broad Street  
New Windsor NY 12550

✓ Monte Joseph & Lillian M  
10 Broad Street  
New Windsor NY 12550

✓ Faecher Steven A & Mary Ellen  
3 Fanewood Drive  
New Windsor NY 12550

✓ Parisi Irene  
5 Fanewood Drive  
New Windsor NY 12550

✓ Parisi Joseph G & Olga M  
7 Fanewood Drive  
New Windsor NY 12550

✓ Dunning George E & Kathleen E  
11 Fanewood Drive  
New Windsor NY 12550

Indzonka Louis F Jr & Catherine C  
149 Quassaick Ave  
New Windsor NY 12550

✓ Child Paul W & Judy Ann  
3 Woodthrush Lane  
New Windsor NY 12550

✓ Naclerio John J & Stephanie  
87 Merline Ave  
New Windsor NY 12550

✓ Spignardo Ernest G & Dorothy M  
12 Fanewood Drive  
New Windsor NY 12550

✓ Ortone Anthony A & Martha  
10 Fanewood Drive  
New Windsor NY 12550

✓ Magliato Joseph J & Bette Ann  
8 Fanewood Drive  
New Windsor NY 12550

✓ Holdsworth Ellen  
6 Fanewood Drive  
New Windsor NY 12550

✓ Palchus Gloria & Leonard S  
2 Fanewood Drive  
New Windsor NY 12550

✓ Herbison Elizabeth C, Miller Frances,  
& Burkey Roas  
145 Quassaick Ave  
New Windsor NY 12550



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK

- ✓ Town of New Windsor  
555 Union Ave  
New Windsor NY 12550
- ✓ Di Nitto Rudy & Marie  
107 South Robinson Ave  
Newburgh NY 12550
- ✓ Hallas Mildred J  
117 Holly Drive  
New Windsor NY 12550
- ✓ Connolly Thomas J & Cathleen  
119 Holly Drive  
New Windsor NY 12550
- ✓ Diamond Albert F & Marie N  
121 Pine Street  
New Windsor NY 12550
- ✓ Sun Refining & Marketing Co  
ATT: R E Tax Department  
10 Penn Center  
1801 Market St  
Philadelphia Pa 19103
- Toback Dorothy Ann, Crawley  
Stephen P & Roxanne D  
28 Carter Ave  
New Windsor NY 12550
- Exxon Corporation  
Property Tax Manager  
Exxon Co USA  
PO Box 53  
Houston Texas 77001



ELIAS D. GREVAS, L.S.  
LAND SURVEYOR  
33 QUASSAICK AVENUE  
NEW WINDSOR, NEW YORK 12550  
(914) 562-8667

*Prelim. meeting: (2)*  
*4/8/85*  
LAND SURVEYS  
SUBDIVISIONS  
SITE PLANNING  
LOCATION SURVEYS

28 March 1985

Patrick T. Kennedy, L.S., Building Inspector  
Town of New Windsor  
555 Union Avenue  
New Windsor, N.Y. 12550

Subject: Proposed Subdivision of Lands of Gruini, Route 9W, Town  
of New Windsor

Dear Patrick:

Enclosed is a copy of the proposed Minor Subdivision of the Gruini lands on the west side of Route 9W (adjacent to Stewart's Furniture). As can be seen from the map, the intent is to subdivide the property, placing each of the main structures on a lot. The building on lot 1 is (and has been) an apartment house. The building on lot 2 is Mr. & Mrs. Gruini's residence.

Since the property is in an R-4 zone, we realize variances will be required for lot width and side yard (total) for lot #1. Therefore we request that you furnish the standard "Notice of Disapproval" letter to the Zoning Board of Appeals, in order that we may be placed on their next meeting agenda. By copy of this letter, we are furnishing five (5) copies of this plan to the Z.B.A. secretary, requesting a preliminary meeting with that board at their meeting of 8 April 1985.

If you should have any questions concerning this matter, please do not hesitate to contact me.

Very truly yours

Elias D. Grevas, L.S.

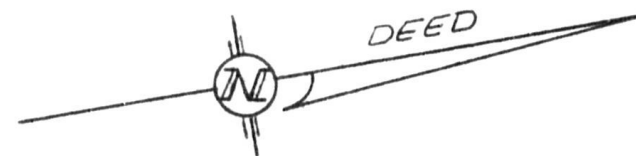
EDB/bg

cc: Mr. & Mrs. Carlo Gruini w/enc1  
Patricia DeLio, Secretary Z.B.A.

RECEIVED  
ATTORNEY'S OFFICE  
TOWN OF NEW WINDSOR

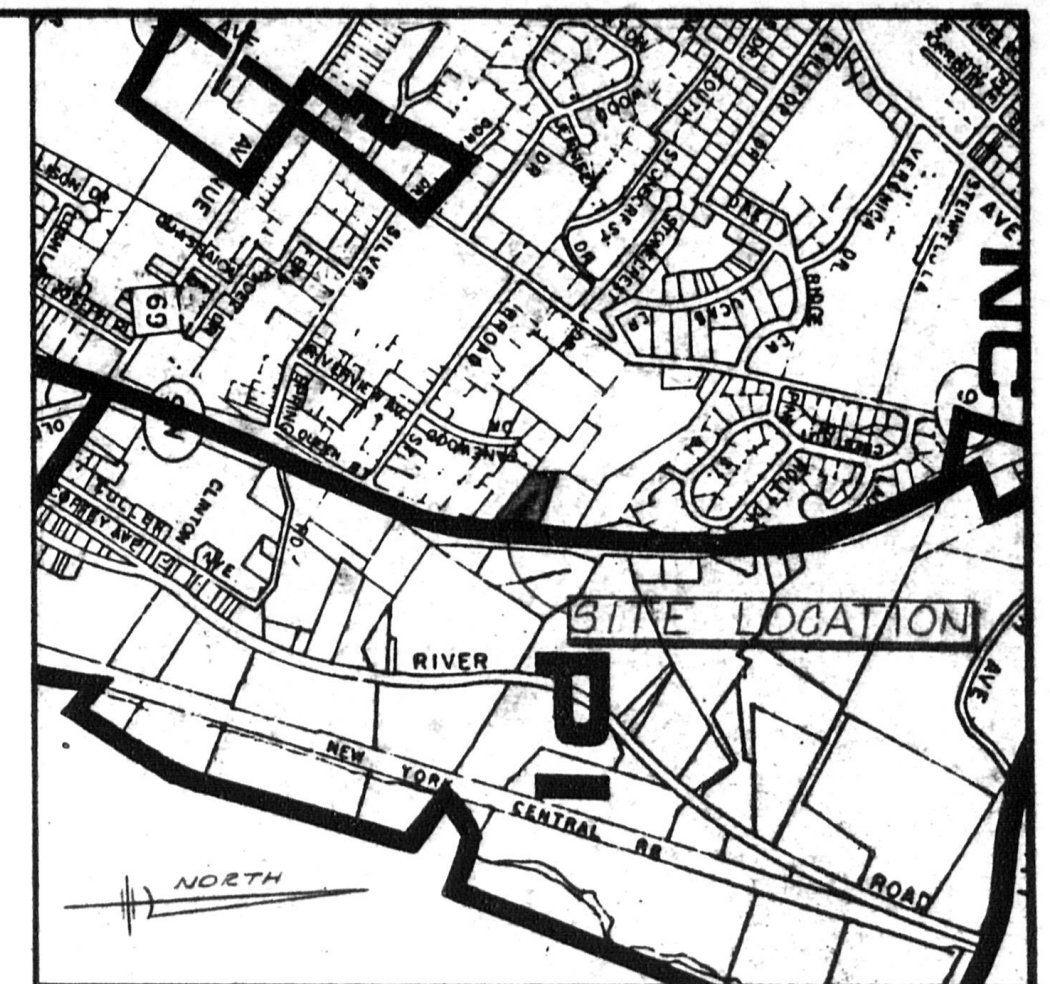
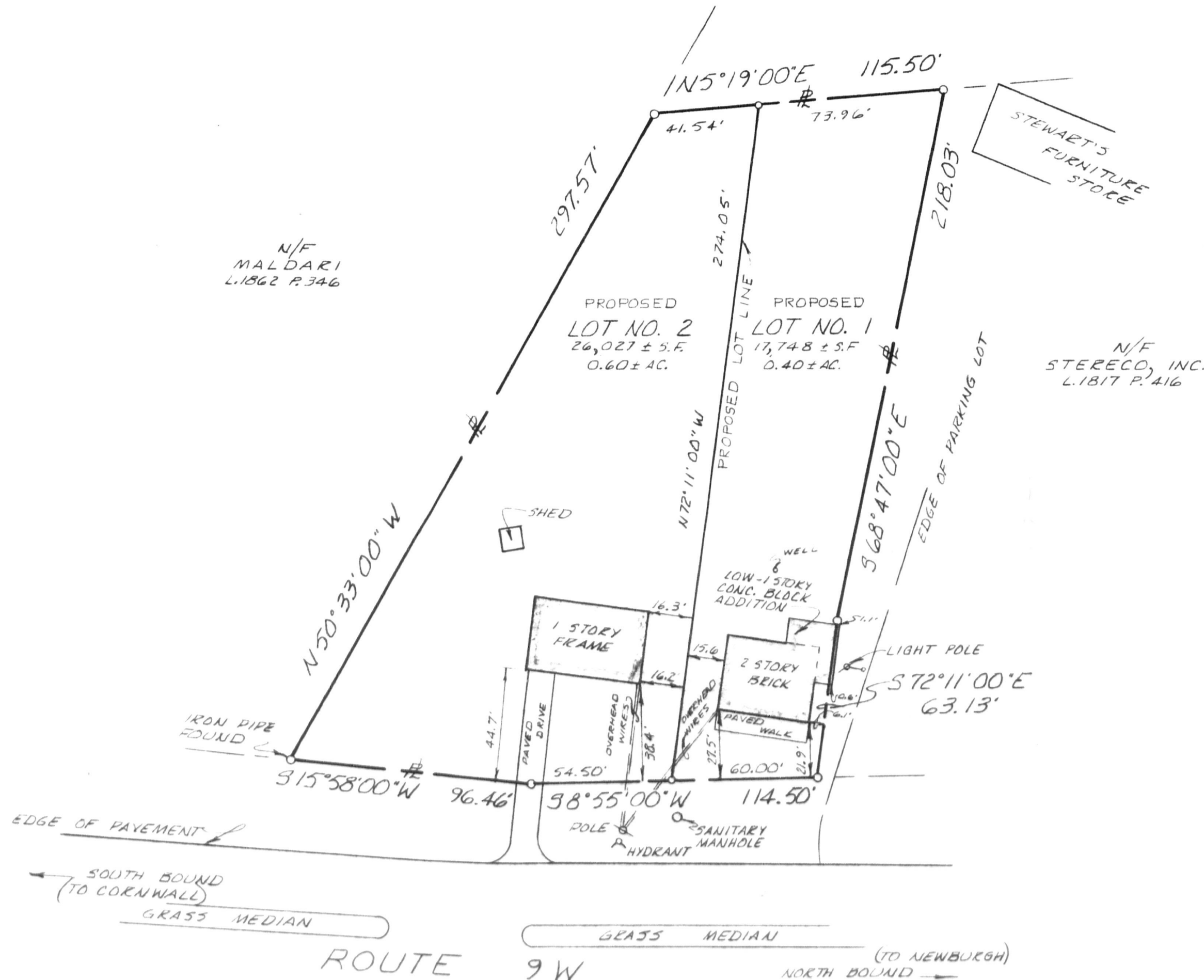
MAR 29 1985

BY: *Patricia DeLio*



N/F  
INDZONKA  
L.1122 P.578

N/F  
MALDARI  
L.1862 P.346



AREA LOCATION PLAN

SCALE: 1" = 1000' ±

#### NOTES

- Being a proposed subdivision of lands known as Lot No. 14 in Block 4, Section 17 of the Town of New Windsor Tax Maps.
- PROPERTY ZONE: R-4
- TOTAL PARCEL AREA: 1.00+ Acres
- TOTAL NO. OF LOTS: 2
- OWNER/SUBDIVIDER: Carlo Gruini  
Carmen Mary Gruini  
261 Route 9W  
New Windsor, N.Y. 12550  
561-7862
- Boundary data shown hereon is from a field survey by this office completed on 15 March 1985.
- Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209 (2) of the New York State Education Law.

TABLE OF BULK REGULATIONS'  
Part I Residential Districts

1	2	3	4	5	6	7	8	9	10	11	12
District	Group	For Uses Listed Below	The Following Bulk Regulations Apply								
		(Uses herein refer in abbreviated form to uses listed in detail in Use Table Cols. A and B.)	Minimum Lot Area (sq. ft. unless otherwise specified)	Minimum Lot Width (feet)	Required Front Yard Depth (feet)	Required Side Yard/Total Both Side Yards (feet)	Required Rear Yard Depth (feet)	Required Street Frontage	Maximum Building Height	Minimum Livable Floor Area (sq. ft.)	Development Coverage (percent)
R-4	W.2	Single-family dwellings (Group T.2)	15,000	100	35	15/30	40	60	2 1/2 stories or 35 ft.	1,000	30

PROVIDED: LOT 1 17,748 59.3\* 21.9\*\* 15.6/15.6\* 210± 60 2 STORIES 2,720± 13±  
LOT 2 26,027 130± 38.4 16.2/46± 200± 150.96 1 STORY 1,380± 5±

\* VARIANCE REQUIRED  
\*\* EXISTING CONDITION



<b>ELIAS D. GREVAS, L.S.</b> LAND SURVEYOR 33 QUASSACK AVENUE NEW WINDSOR, NEW YORK 12550		PLAN FOR:	
REVISIONS:		CARLO GRUINI & CARMEN MARY GRUINI	
DATE	DESCRIPTION	TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK	
		Drawn: 4/1/84	
		Checked: 4/1/84	
		Scale: 1" = 40'	
		Date: 26 MAR 1985	
		Job No: 85-029	
		PROPOSED MINOR SUBDIVISION	